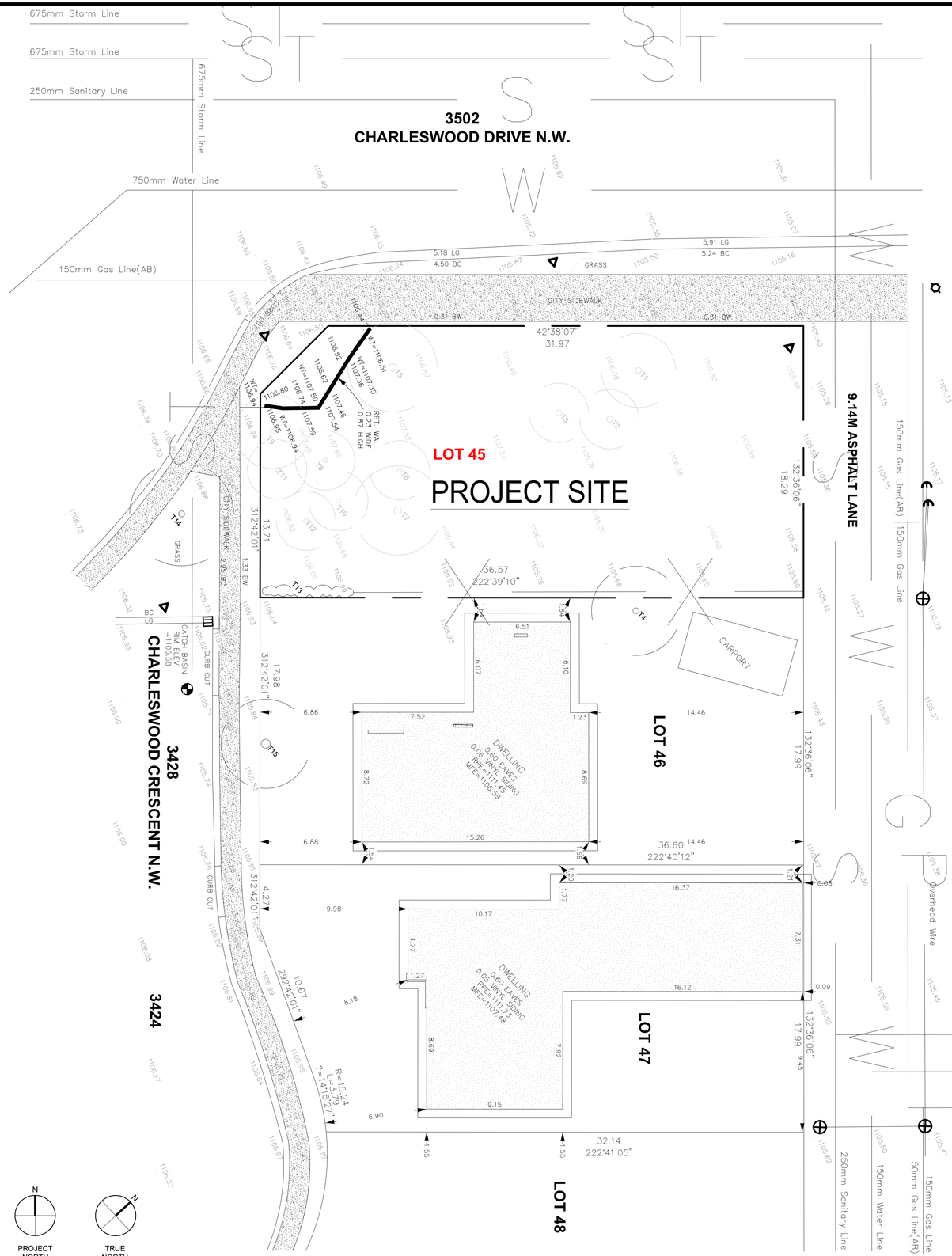
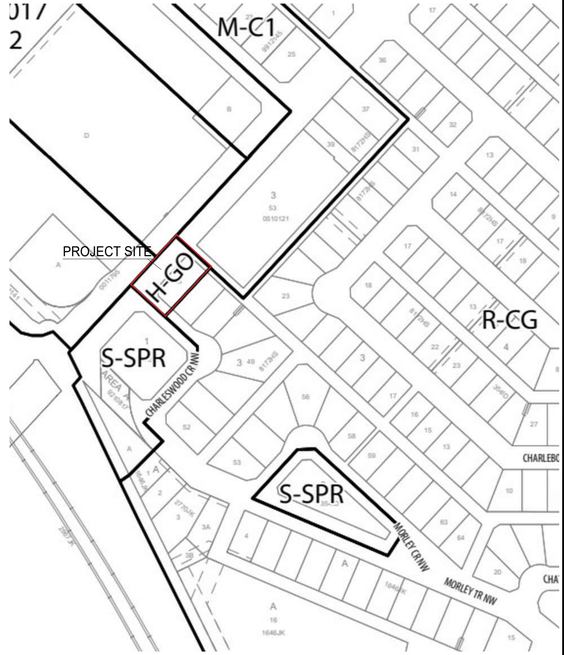


1 A101 SITE SURVEY 1:150

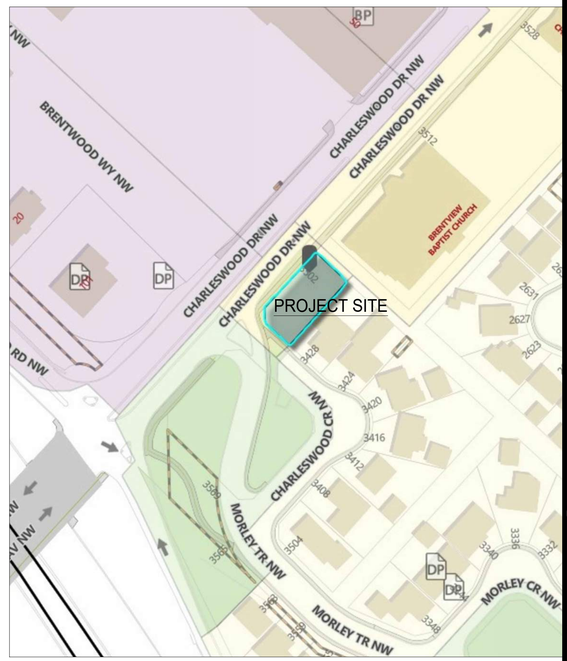
N PROJECT NORTH

N TRUE NORTH



2 A101 LOCATION MAP NTS

N TRUE NORTH



3 A101 PROPERTY MAP NTS

N TRUE NORTH

PENG ARCHITECTURE
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2960 SIGNAL HILL DR. SW
Calgary, Alberta, Canada T3H 2X5
Telephone:(403) 998-6823

Seal

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0	2026-2-20	Issued for DP APPLICATION

Client

Consultant

STACKED TOWNHOMES DEVELOPMENT

3502 CHARLESWOOD DR. NW
CALGARY, AB
LEGAL: PLAN 8172HS;
BLOCK 3; LOT 45

Drawing Title
SITE SURVEY
& LOCATION MAP

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A101

PROJECT DATA

PROJECT TYPE :	MULTI FAMILY RESIDENTIAL - STACKED TOWNHOMES
MUNICIPAL ADDRESS :	3502 CHARLEWOOD DR NW, CALGARY
ZONING DISTRICT:	HOUSING-GRADE ORIENTED (H-GO)
BUILDING HEIGHT:	12M MAX (SEE ELEVATION)
TOTAL SITE AREA :	657.8M2
MAIN BUILDING GFA :	MAIN FLOOR: 274.6M2 TOTAL: 860.5M2
GARAGE GFA:	96.2M2
FLOOR AREA RATIO:	1.31
DENSITY:	8/0.066=121.2 UNIT PER HECTARE
PARCEL COVERAGE:	370.8/657.8=56.4%<60%
BUILDING SETBACK:	
FRONT:	3.0M
SIDE (STREET):	0.6M
SIDE:	1.2M
REAR (LANE):	1.2M
RESIDENTIAL UNITS:	8
GARAGE PARKING:	5 STALLS
MOBILITY STORAGE:	6 CLASS 1

WASTE, RECYCLING AND ORGANICS: MOLOK BINS

NOTE:
ROOFTOP SOLAR PV PANELS:
SOLAR READY' AND ABLE TO ACCOMMODATE SOLAR PHOTOVOLTAIC PANELS FOR ELECTRICITY GENERATION. SOLAR PV READY DETAILS SHALL CONSIDER SECTION 64 OF THE CANADIAN ELECTRIC CODE PART 1 CONCERNING "RENEWABLE ENERGY SYSTEMS"

MULCH

ASPHALT

GRASS

CEMENT BROOM FINISH

- MOTION SENSOR WALL-MOUNTED LIGHT
- LIGHT BULB HOLDER

LED Security Lights

MODEL OL-2HS

ORTECH
Product Specification Sheet



HIGHLIGHTS

- Has a sensor that enables it to be motion activated
- Helps detecting intrusions or other criminal activity on one's property
- LED Security Light with two heads available in 20W (10W per head) used for crime prevention with its environmental design

SPECIFICATIONS

Model	OL-2HS
Wattage	20W (10W per head)
Voltage	110-240V AC /50-60Hz
Lumens	2400 lmn (1200 lmn per head)
Beam Angle	100°
Lifetime	40000 hours
CRI	>70
Dimmable	No
Rating	Non-IC Rated, Both Indoor / Outdoor use, for Dry and Damp locations
Grade of Protection	IP 54
Sensor Detecting Range	Maximum 50ft (15m) front
Time on Adjustment	5s / 1min / 5min / 12min (Slide Switch)
Lux Settings	Night / Dusk / Day (Slide Switch)
Sensor Adjustment	Min / Mid / Max
Applications	Warehouses / Gymnasiums / Industrial spaces, etc.
Colour Temp.	5000K (Cool White)
Operating Temp.	-20°C ~ +50°C

info@ortechindustries.com
www.ortechindustries.com
13376 Comber Way, Surrey BC V3W 5V9
375 Admiral Blvd, Mississauga, ON L5T 2N1
1-888-543-6473
1-888-541-6474

675mm Storm Line

675mm Storm Line

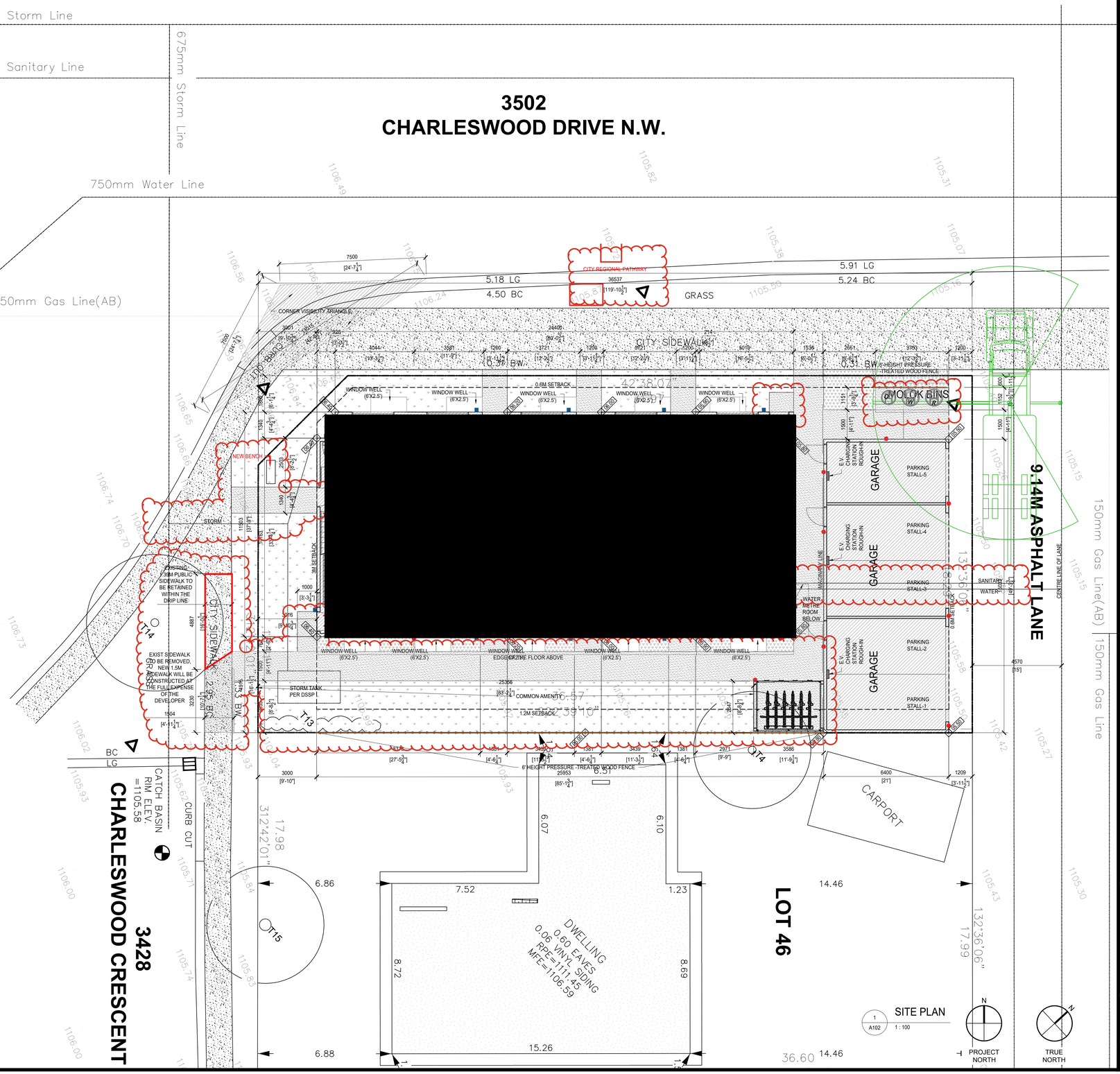
250mm Sanitary Line

675mm Storm Line

750mm Water Line

150mm Gas Line(AB)

3502
CHARLESWOOD DRIVE N.W.



1 A102 SITE PLAN 1 : 100

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Drawing Title
SITE PLAN
&
PROJECT DATA

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A102

LANDSCAPING ANALYSIS - LOW WATER LANDSCAPING

THE LANDSCAPE DESIGN IS BASED ON ADAPTING LOW WATER IRRIGATION SYSTEM.AS PER SECTION 918 (1)&(4) OF THE CITY OF CALGARY BYLAW.

LANDSCAPE AREA W/ UNDERGROUND LOW WATER OPTION
REQUIRED: TOTAL SITE AREA=657.8M2
TOTAL LANDSCAPE AREA=266M2
SOFT LANDSCAPE AREA=163M2=61.3%
REQUIRED TREES: 658/110=6
REQUIRED SHRUBS: 658/110X3=18

	QUANTITY(NEW)	SIZE	LATIN NAME
DECIDUOUS TREES			
AMUR MAPLE	2	60mm CALIPER	ACER GINNALA
PINCHERRY	2	60MM CALIPER	PRUNUS PENSYLVANICA
CONIFEROUS TREES			
COLUMNAR COLORADO SPRUCE	2	2m HIGH	Picea Pungens "FASTIGIATA"
DECIDUOUS SHRUBS			
SNOWBERRY	9	600MM HEIGHT	Symphoricarpos
CONIFEROUS SHRUBS			
MUGO PINE	9	600mm SPREAD	PINUS MUGO

MULCH

ASPHALT

GRASS

CEMENT BROOM FINISH

- MOTION SENSOR WALL-MOUNTED LIGHT
- LIGHT BULB HOLDER

60mm CALIPER DECIDUOUS TREE (AMUR MAPLE)

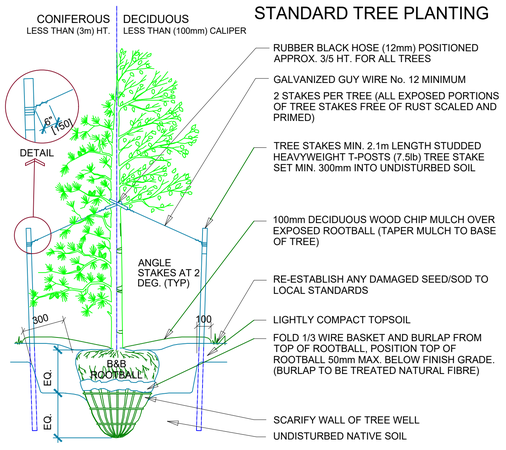
60mm CALIPER DECIDUOUS TREE (PINCHERRY)

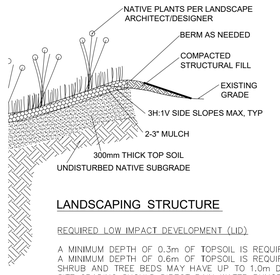
2000mm HIGH CONIFEROUS TREE

DECIDUOUS SHRUB (SNOWBERRY)

CONIFEROUS SHRUB

STANDARD TREE PLANTING





LANDSCAPING STRUCTURE

REQUIRED LOW IMPACT DEVELOPMENT (LID)

A MINIMUM DEPTH OF 0.3m OF TOPSOIL IS REQUIRED FOR SOD AREAS
A MINIMUM DEPTH OF 0.6m OF TOPSOIL IS REQUIRED SHRUB AND TREE BEDS
SHRUB AND TREE BEDS MAY HAVE UP TO 1.0m DEPTH OF TOPSOIL
SITE GRADING SHOULD DIRECT RAIN WATER RUNOFF TO PLANTS WITH HIGH WATER NEEDS TO REDUCE RELIANCE ON POTABLE WATER

675mm Storm Line

675mm Storm Line

250mm Sanitary Line

675mm Storm Line

750mm Water Line

150mm Gas Line(AB)

3502 CHARLESWOOD DRIVE N.W.

TREE SCHEDULE:

Tree No.	Variety	Trunk (Ø±)	Canopy (Ø±)	Height (±)	Location	
T1	Coniferous	0.40	5.00	9.00	In Subject Property	TO BE REMOVED
T2	Coniferous	0.40	4.00	9.00	In Subject Property	TO BE REMOVED
T3	Coniferous	0.40	4.00	8.00	In Subject Property	TO BE REMOVED
T4	Coniferous	0.40	6.00	12.00	In Adjacent Property	TO REMAIN
T5	Deciduous	0.30	5.00	6.00	In Subject Property	TO BE REMOVED
T6	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T7	Coniferous	0.50	6.00	8.00	In Subject Property	TO BE REMOVED
T8	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T9	Deciduous	0.30	5.00	5.00	In Subject Property	TO BE REMOVED
T10	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T11	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T12	Coniferous	0.30	4.00	8.00	In Subject Property	TO BE REMOVED
T13	Shrub	–	0.50	1.00	In Subject Property	TO REMAIN
T14	AMERICAN ELM	0.40	7.00	10.00	In City Property	TO REMAIN
T15	Coniferous	0.60	6.00	12.00	In Adjacent Property	TO REMAIN

CITY REGIONAL PATHWAY
CITY SIDEWALK
GRASS
CORNER VISIBILITY TRIANGLE
LID BOARD
NEW BENCH
EXISTING 2.5m PUBLIC SIDEWALK TO BE RETAINED WITHIN THE DRIP LINE
EXIST SIDEWALK TO BE REMOVED. NEW 1.5M SIDEWALK WILL BE CONSTRUCTED AT THE FULL EXPENSE OF THE DEVELOPER
STORM TANK PER DSSP
COMMON AMENITY
0.6M SETBACK
WINDOW WELL (6'X2.5')
WINDOW WELL EDGE OF THE FLOOR ABOVE
6' HEIGHT PRESSURE -TREATED WOOD FENCE
0.91 BW
GARBAGE BINS
E.V. CHARGING STATION ROUGH-IN
PARKING STALL-5
PARKING STALL-4
PARKING STALL-3
PARKING STALL-2
PARKING STALL-1
GARAGE
WATER METRE ROOM BELOW
SANITARY
WATER
CENTRE LINE OF LANE
9.14M ASPHALT LANE
CARPORT
DWELLING
0.60 EAVES
0.06 VINYL SIDING
RPE=111.45
MFE=1106.59
CATCH BASIN RIM ELEV. =1105.58
CURB CUT
3428 CHARLESWOOD CRESCENT
LOT 46
132°36'06"
17.98
17.99
312°42'01"
42°38'07"
5.18 LG
4.50 BC
5.91 LG
5.24 BC
2.95 BC
3.13 BW
BC
LG

1 LANDSCPE PLAN
A103 1:100

N PROJECT NORTH

N TRUE NORTH

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CALGARY, AB
LEGAL: PLAN 8172HS;
BLOCK 3; LOT 45

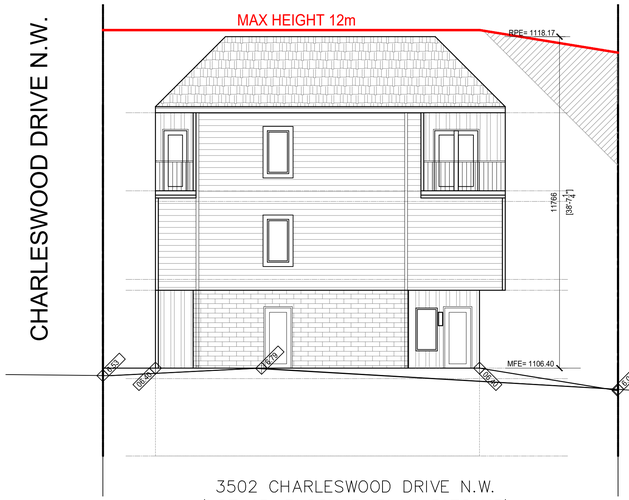
Drawing Title
LANDSCAPE PLAN

Scale
AS NOTED

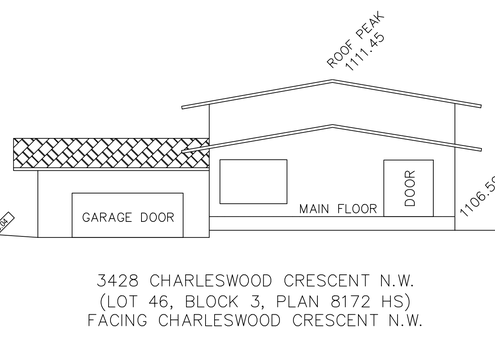
Drawn	Check	Partner
LP	PP	PP

Project No. 26104

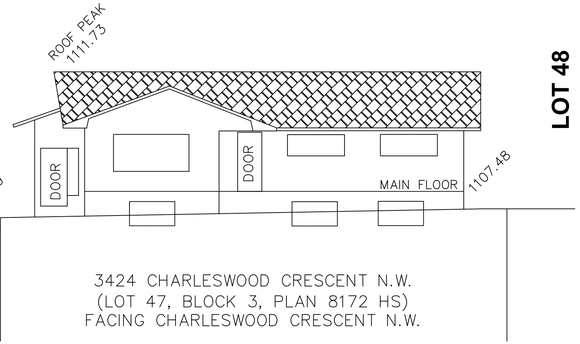
Date	Phase No.	Sheet No.
05 Feb 2026	0	A103



3502 CHARLESWOOD DRIVE N.W.
(LOT 45, BLOCK 3, PLAN 8172 HS)



3428 CHARLESWOOD CRESCENT N.W.
(LOT 46, BLOCK 3, PLAN 8172 HS)
FACING CHARLESWOOD CRESCENT N.W.

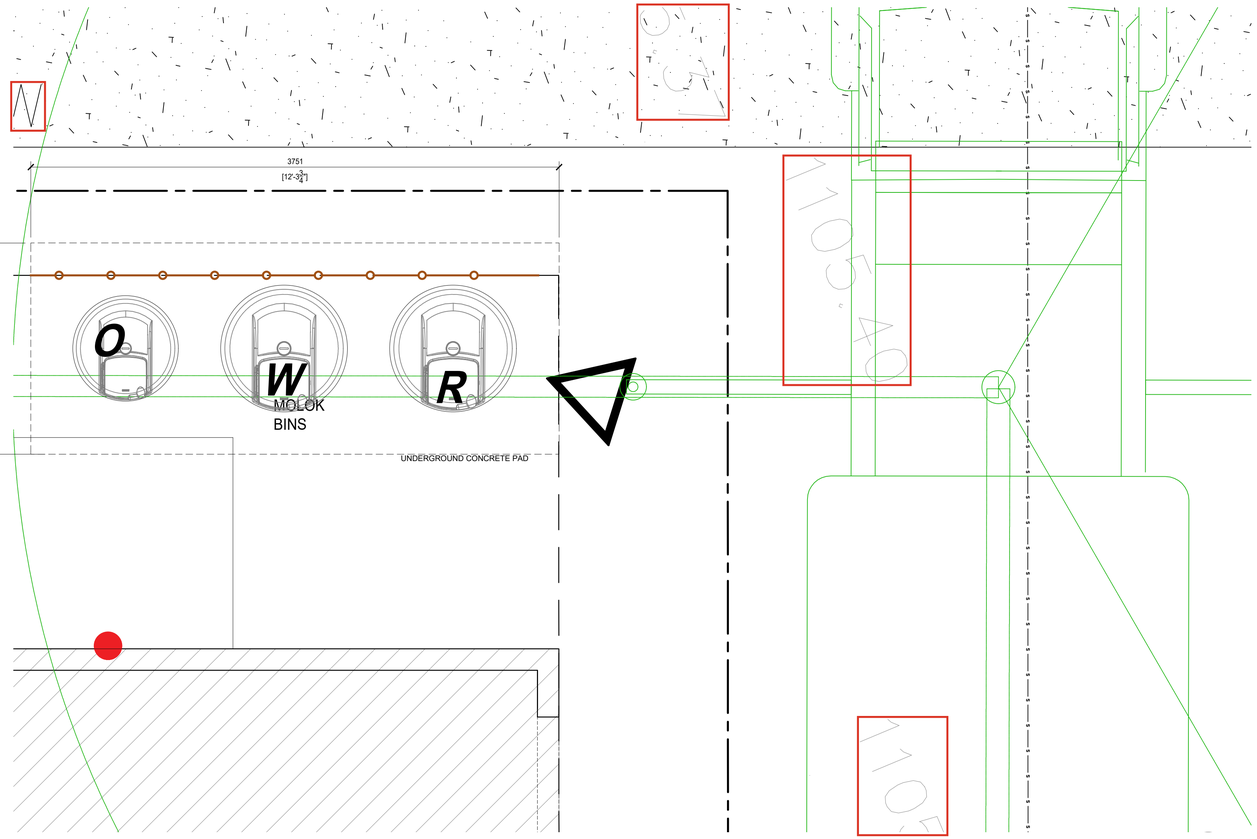


3424 CHARLESWOOD CRESCENT N.W.
(LOT 47, BLOCK 3, PLAN 8172 HS)
FACING CHARLESWOOD CRESCENT N.W.

LOT 48

1 A104 STREETSCAPE
1 : 100

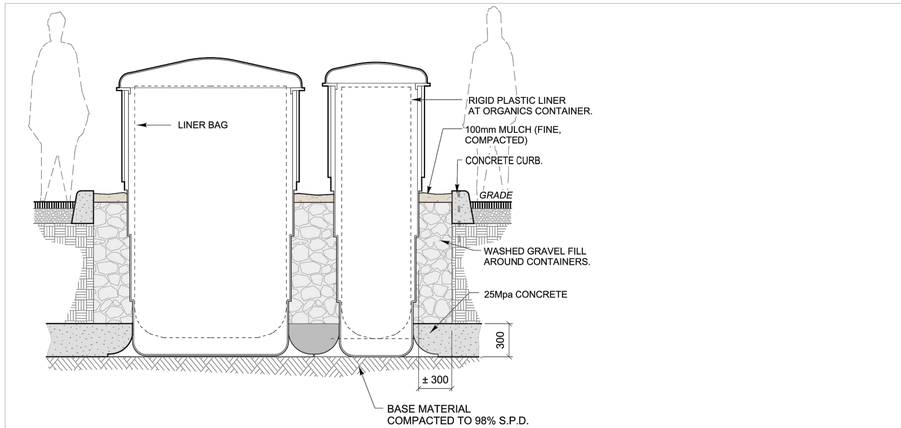
SOUTH WEST STREETSCAPE



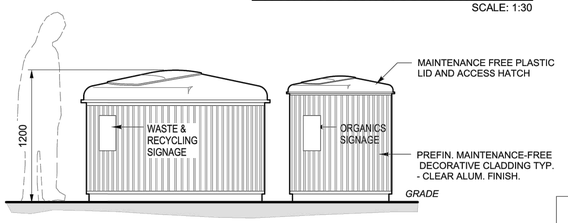
3 A104 W & R AREA PLAN
1 : 20

N
PROJECT NORTH

N
TRUE NORTH



TYPICAL SECTION at COLLECTION AREA
SCALE: 1:30

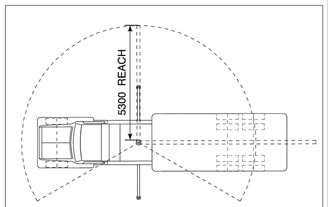


ELEVATION at COLLECTION AREA
SCALE: 1:30

"MOLOK" IN GROUND, CONTAINERIZED WASTE AND RECYCLE SYSTEM DETAILS

NOTE: CONFIRM SITE PREPARATION, INSTALLATION REQUIREMENTS & CLEARANCES WITH MOLOK SYSTEMS PRIOR TO CONSTRUCTION.

2 WASTE & RECYCLING AREA
N.T.S.



MOLOK TRUCK (SU-9)
SCALE: 1 : 150

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Consultant

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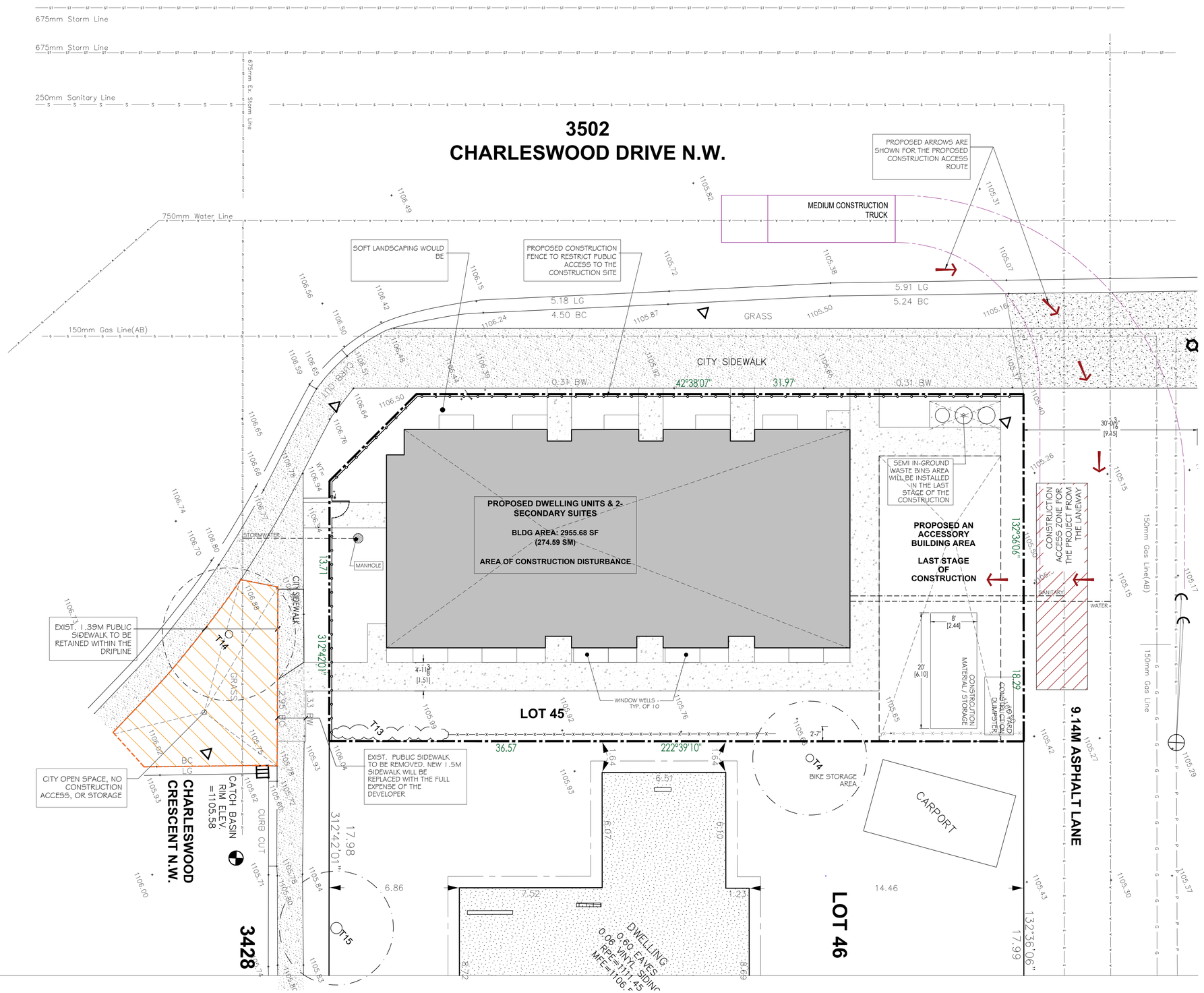
Drawing Title
STREETSCAPE

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A104



PCH BUILDERS

- THIS DRAWING IS THE PROPERTY OF PROFESSIONAL CUSTOME HOMES LTD., AND CANNOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.
- ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY CONTRACTOR AND REPORT ANY DISCREPANCIES TO PROFESSIONAL CUSTOME HOMES LTD. BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS

LEGEND:

- ARROWS INDICATE PROPOSED CONSTRUCTION ACCESS ROUTE
- CITY OPEN SPACE ZONE TO BE PROTECTED

REV.	BY	DESCRIPTION	DATE
A.	L.	ISSUED FOR SCHEMATIC	MAY/06/2025

PROJECT / ADDRESS:

DWELLING UNITS & 2 SECONDARY SUITES
AT:
3502 CHARLESWOOD DR NW
CALGARY, ALBERTA

DRAWING TITLE:

PROP. CONSTRUCTION MANAGEMENT PLAN

SCALE:	AS NOTED
DRAWN BY:	A.L.
CHECKED BY:	N/A
DATE:	OCT 08, 2026

1 PROP. CONSTRUCTION MANAGEMENT PLAN
1:100

NORTH ARROW

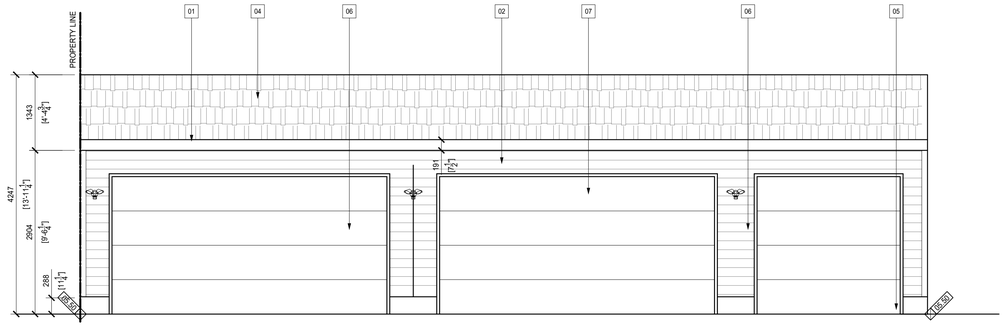
DRAWING No: CMP



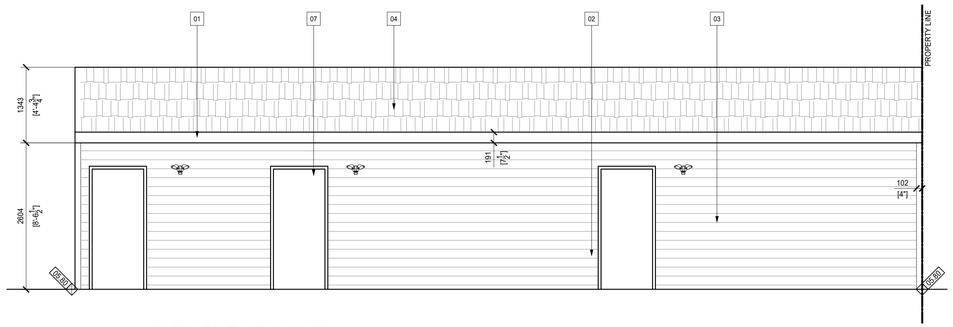
1 / A105 GARAGE FLOOR PLAN
1 : 50

PROJECT NORTH

TRUE NORTH



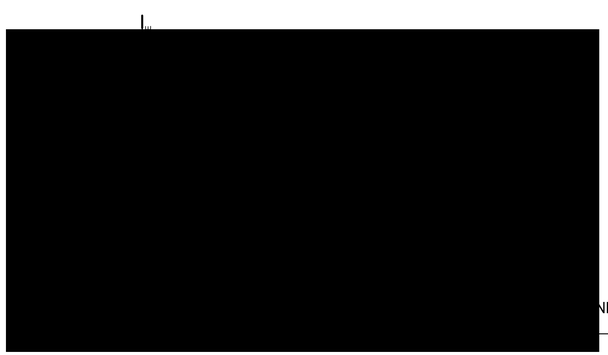
3 / A105 GARAGE EAST ELEVATION
1 : 50



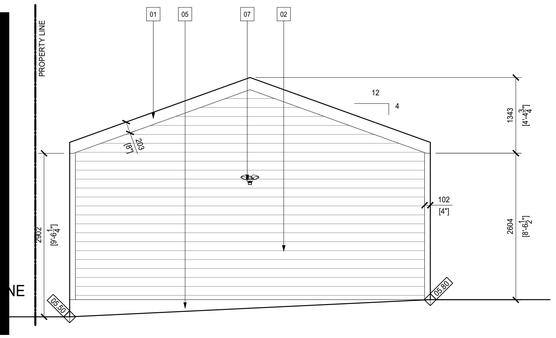
4 / A105 GARAGE WEST ELEVATION
1 : 50

ELEVATION KEY NOTES

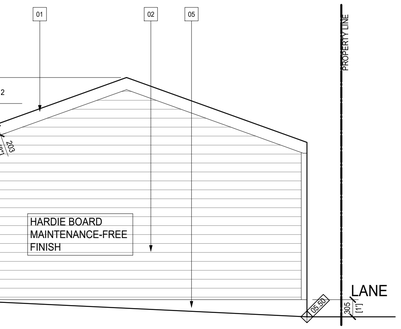
01	PRE FINISHED HARDIE BOARD COLOR LIGHT GREY
02	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
03	PRE FINISHED METAL CLAD EXTERIOR DOOR. COLOR LIGHT GREY
04	ASPHALT SINGLES, COLOR BLACK
05	CAST-IN-PLACE CONCRETE
06	GARAGE DOOR, COLOR LIGHT GREY
07	MOTION SENSOR WALL-MOUNTED LIGHT



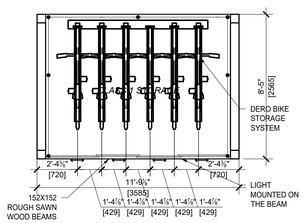
2 / A105 GARAGE SECTION
1 : 50



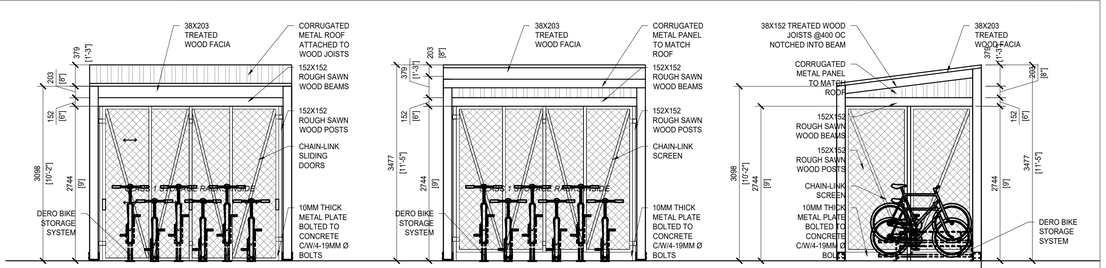
5 / A105 GARAGE NORTH SIDE ELEVATION
1 : 50



6 / A105 GARAGE SOUTH SIDE ELEVATION
1 : 50



BIKE STORAGE PLAN



BIKE STORAGE FRONT ELEVATION

BIKE STORAGE BACK ELEVATION

BIKE STORAGE SIDE ELEVATION

7 / A105 CLASS 1 BIKE STORAGE
1 : 50

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Drawing Title

GARAGE
AND
CLASS 1 BIKE STORAGE

Scale: AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A105



1 A401 NORTH ELEVATION
SCALE 1/4"=1'-0"

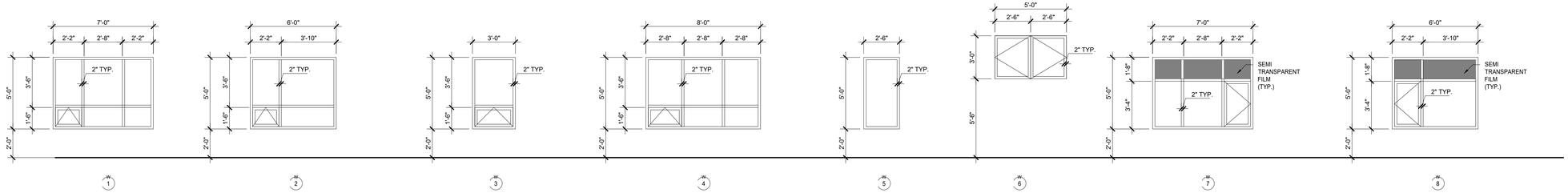
TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 485 SQFT=45.1M2
FACING STREET
ALLOWED UNPROTECTED OPENING AREA: 100%
PROPOSED UNPROTECTED OPENING
AREA: 136 SQFT (28.0%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 470 SQFT=43.7M2
FACING STREET
ALLOWED UNPROTECTED OPENING AREA: 100%
PROPOSED UNPROTECTED OPENING
AREA: 141SQFT (30.0%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 470 SQFT=43.7M2
FACING STREET
ALLOWED UNPROTECTED OPENING AREA: 100%
PROPOSED UNPROTECTED OPENING
AREA: 141SQFT (30.0%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 470 SQFT=43.7M2
FACING STREET
ALLOWED UNPROTECTED OPENING AREA: 100%
PROPOSED UNPROTECTED OPENING
AREA: 141SQFT (30.0%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 485 SQFT=45.1M2
FACING STREET
ALLOWED UNPROTECTED OPENING AREA: 100%
PROPOSED UNPROTECTED OPENING
AREA: 115 SQFT (23.7%)



2 A401 WINDOW SCHEDULES
SCALE 1/4"=1'-0"

ELEVATION KEY NOTES

01	PRE FINISHED METAL FLASHING, COLOR MATCH ADJACENT SIDING
02	PRE FINISHED HARDIE BOARD, COLOR WHITE
03	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
04	PRE FINISHED HARDIE VERTICAL BOARD BATTEN PATTERN, DARK GREY
05	BRICK, RUNNING BRICK PATTERN, GREY
06	WINDOWS: BLACK FRAMES W/ CLEAR GLAZE
07	PRE FINISHED METAL GUARD-RAIL, COLOR DARK GREY
08	PRE FINISHED EXTERIOR DOOR. COLOR DARK GREY
09	ASPHALT SINGLES, COLOR BLACK
10	CONCRETE PARGING
11	UNIT NUMBER, STAINLESS STEEL
12	EXTERIOR LIGHTING
13	PRE-FINISHED METAL RAINWATER GUTTER, COLOR WHITE
14	PRE-FINISHED METAL DOWNSPOUT, COLOR WHITE
15	PRE FINISHED HARDIE SHINGLE, STRAIGHT EDGE PANEL, COLOR COBBLE STONE

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Seal

No.	Date	Revision
1	2026-8-21	Issued for DTR
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Client

Consultant

STACKED TOWNHOMES DEVELOPMENT

3502 CHARLESWOOD DR. NW
CALGARY, AB
LEGAL: PLAN 8172HS;
BLOCK 3; LOT 45

Drawing Title
BUILDING ELEVATIONS

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A401



TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING
FACE: 485 SQFT=45.1M2
LIMITING DISTANCE= 4M
ALLOWED UNPROTECTED
OPENING AREA: 28%
PROPOSED UNPROTECTED
OPENING
AREA: 117.5 SQFT (24.2%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING
FACE: 470 SQFT=43.7M2
LIMITING DISTANCE= 4M
ALLOWED UNPROTECTED
OPENING AREA: 28%
PROPOSED UNPROTECTED
OPENING
AREA: 131 SQFT (27.9%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING
FACE: 470 SQFT=43.7M2
LIMITING DISTANCE= 4M
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PROPOSED UNPROTECTED
OPENING
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TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING
FACE: 470 SQFT=43.7M2
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OPENING AREA: 28%
PROPOSED UNPROTECTED
OPENING
AREA: 131 SQFT (27.9%)

TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING
FACE: 485 SQFT=45.1M2
LIMITING DISTANCE= 4M
ALLOWED UNPROTECTED
OPENING AREA: 28%
PROPOSED UNPROTECTED
OPENING
AREA: 117.5 SQFT (24.2%)

1 / A402 SOUTH ELEVATION
SCALE 1/4"=1'-0"

ELEVATION KEY NOTES

01	PRE FINISHED METAL FLASHING, COLOR MATCH ADJACENT SIDING
02	PRE FINISHED HARDIE BOARD, COLOR WHITE
03	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
04	PRE FINISHED HARDIE VERTICAL BOARD BATTEN PATTERN, DARK GREY
05	BRICK, RUNNING BRICK PATTERN, GREY
06	WINDOWS: BLACK FRAMES W/ CLEAR GLAZE
07	PRE FINISHED METAL GUARD-RAIL, COLOR DARK GREY
08	PRE FINISHED EXTERIOR DOOR. COLOR DARK GREY
09	ASPHALT SINGLES, COLOR BLACK
10	CONCRETE PARGING
11	UNIT NUMBER, STAINLESS STEEL
12	EXTERIOR LIGHTING
13	PRE-FINISHED METAL RAINWATER GUTTER, COLOR WHITE
14	PRE-FINISHED METAL DOWNSPOUT, COLOR WHITE

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Consultant

STACKED TOWNHOMES DEVELOPMENT

3502 CHARLESWOOD DR. NW
CALGARY, AB
LEGAL: PLAN 8172HS;
BLOCK 3; LOT 45

Drawing Title
BUILDING ELEVATIONS

Scale: AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A402

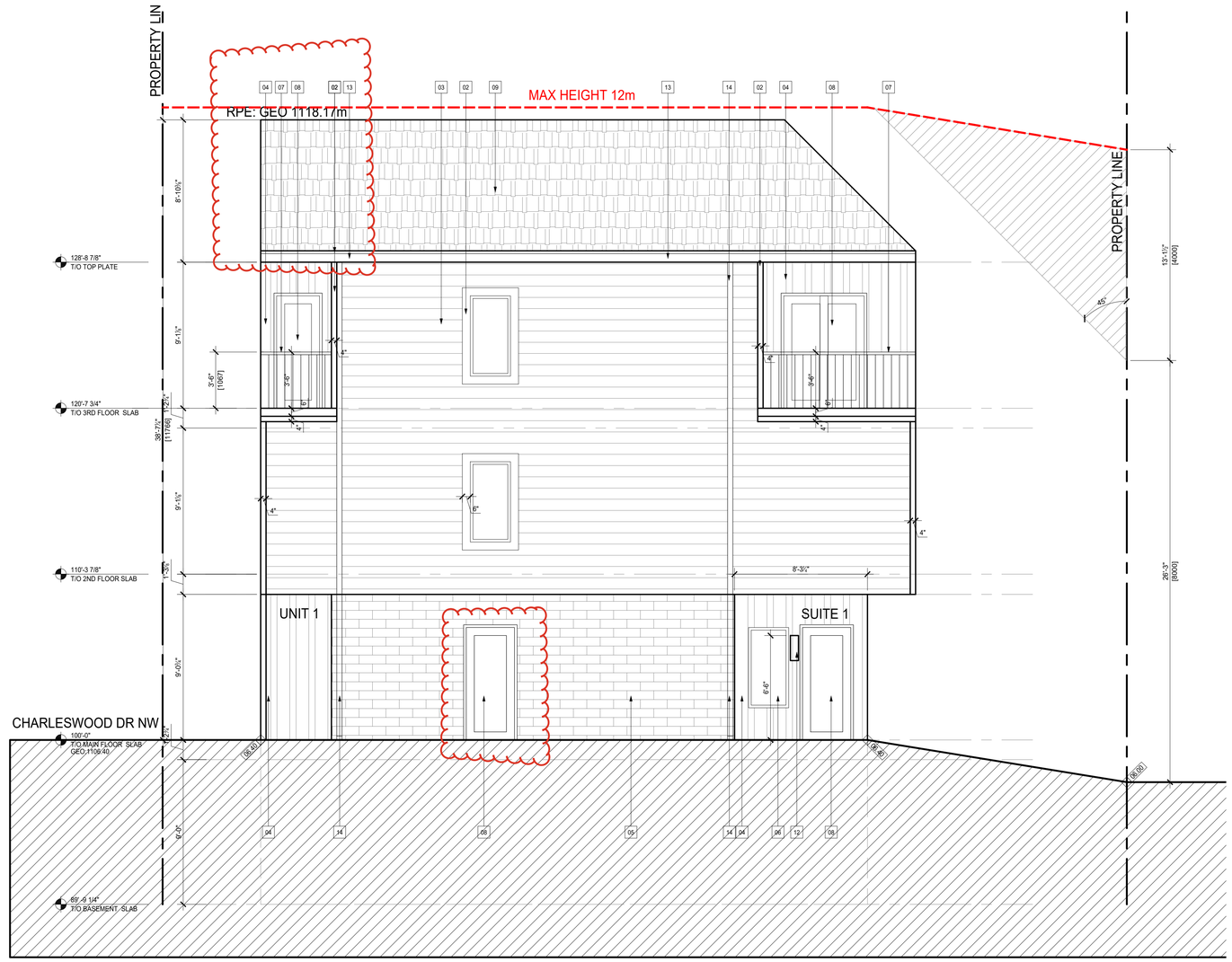


TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING
FACE: 1184.3 SQFT=110M2
FACING STREET
ALLOWED UNPROTECTED
OPENING AREA: 100%
PROPOSED UNPROTECTED
OPENING
AREA: 133.2 SQFT (11.2%)

1 / A403 WESTSIDE ELEVATION
SCALE 1/4"=1'-0"

ELEVATION KEY NOTES

01	PRE FINISHED METAL FLASHING, COLOR MATCH ADJACENT SIDING
02	PRE FINISHED HARDIE BOARD, COLOR WHITE
03	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
04	PRE FINISHED HARDIE VERTICAL BOARD BATTEN PATTERN, DARK GREY
05	BRICK, RUNNING BRICK PATTERN, GREY
06	WINDOWS: BLACK FRAMES W/ CLEAR GLAZE
07	PRE FINISHED METAL GUARD-RAIL, COLOR DARK GREY
08	PRE FINISHED EXTERIOR DOOR. COLOR DARK GREY
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Drawing Title
BUILDING ELEVATIONS

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A403

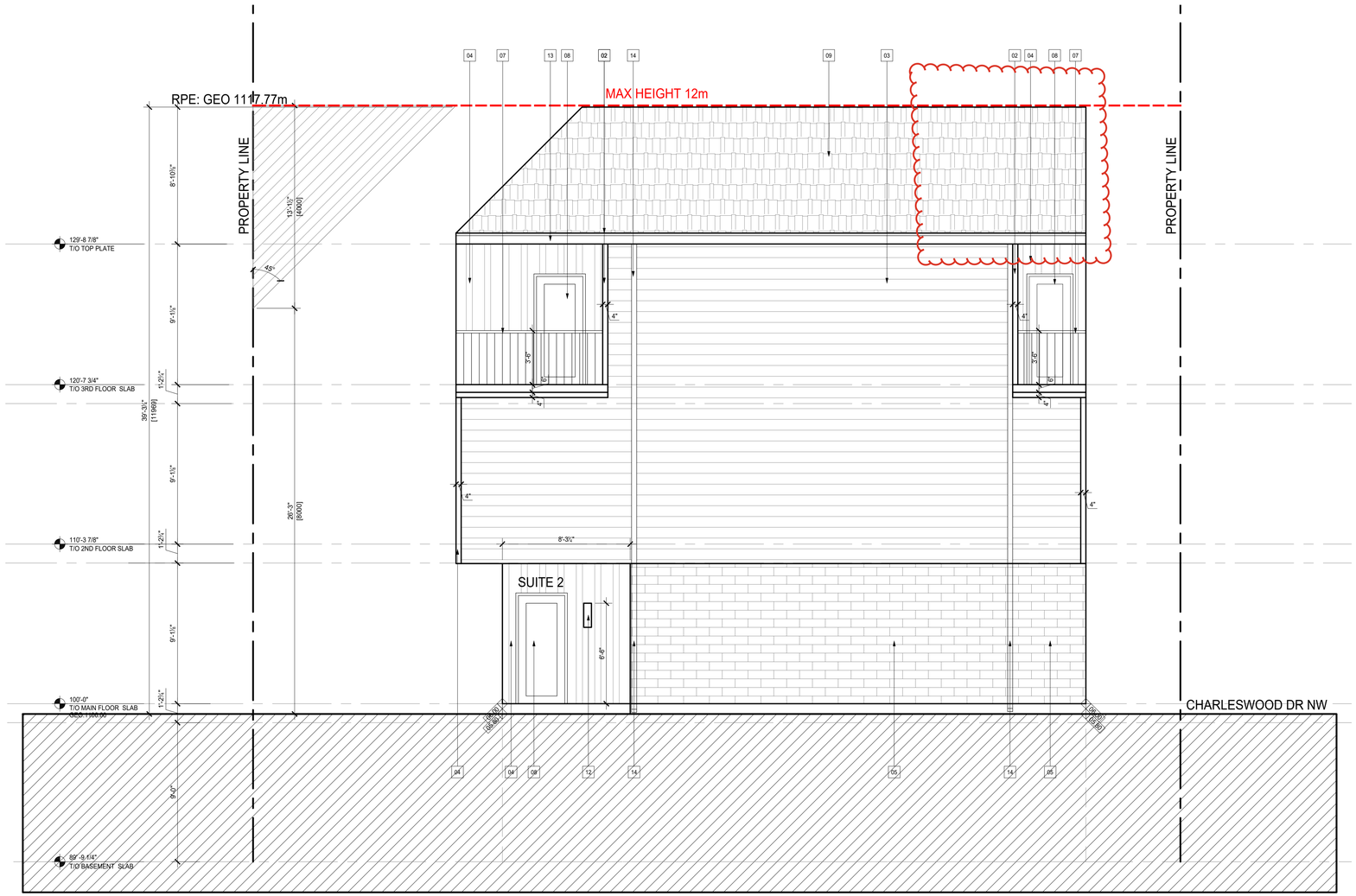


TABLE 9.10.14.4-A
TOTAL EXPOSING BUILDING FACE: 1184.3 SQFT=110M2
LIMINITING DISTANCE= 1.2M
ALLOWED UNPROTECTED OPENING AREA: 7%
PROPOSED UNPROTECTED OPENING
AREA: 60.7SQFT (5.1%)

1 / A404 EAST SIDE ELEVATION
SCALE 1/4"=1'-0"

ELEVATION KEY NOTES

01	PRE FINISHED METAL FLASHING, COLOR MATCH ADJACENT SIDING
02	PRE FINISHED HARDIE BOARD, COLOR WHITE
03	PRE FINISHED HARDIE HORIZONTAL SIDING, COLOR LIGHT GREY
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BUILDING ELEVATIONS

Scale
AS NOTED

Drawn	Check	Partner
LP	PP	PP

Project No. 26104

Date	Phase No.	Sheet No.
05 Feb 2026	0	A404